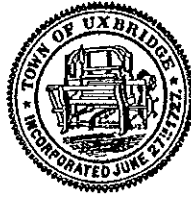


Joseph Leonardo, Chair
 James Smith, Vice Chair
 Barry Desruisseaux, Clerk
 Daniel Antonellis, Member
 Peter Petrillo, Member



Uxbridge Town Hall
 21 South Main Street, Room 203
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**PLANNING BOARD MEETING MINUTES
 WEDNESDAY, JUNE 11, 2014**

**Received by
 Uxbridge
 Town Clerk**

Minutes of the Uxbridge Planning Board regular meeting schedule for **Wednesday, June 11, 2014**, at **7:00 P.M.** in the **Board of Selectmen's Meeting Room, Uxbridge Town Hall, 21 South Main Street, Uxbridge, MA.**

Present: Chair Joseph Leonardo, Vice Chair James Smith, Clerk Barry Desruisseaux, Member Daniel Antonellis, Member Peter Petrillo, and Administrative Assistant Beth Pitman.

Absent: None.

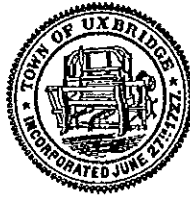
It being 7:00 pm, the meeting being properly posted, duly called and a quorum being present, the meeting was called to order and led with the Pledge of Allegiance.

Based on comment by the Chair to take agenda items out of order to shorten their wait time, beginning with Hammond Estates/Waterman Way: **MOTION: I, Mr. Petrillo, move that the Planning Board begin with agenda item II. BUSINESS, 1. Hammond Estates/Waterman Way, followed by 2. CWMP Update before resuming the Public Hearing. Seconded by Mr. Smith, the motion carried unanimously.**

II. BUSINESS

- 1. Hammond Estates/Waterman Way: Project Update and Sidewalk Waiver Request:** Benn Sherman, Uxbridge Director of Public Works, provided the Board with an update on the project since the developer has long since abandoned the project. The Certificate of Approval has expired, and the goal is for the Town to conclude the project, keeping the costs down, so the residents can come forward to have the street accepted by the Town. Mr. Sherman asked for the Board to consider waiving the condition of the sidewalk. The Board expressed concern for sufficient funds to cover the remaining conditions. Mr. Sherman assured the board that the funds are sufficient and he will keep the Board updated through this process. Mr. Sherman also shared a residents' concern, and his recommendation, for the treatment of her property at the front of the subdivision. **MOTION: I, Mr. Petrillo, move not to build the one-side sidewalk of Hammond Estates. Seconded by Mr. Smith, the motion carried unanimously.**
- 2. CWMP Update (Comprehensive Wastewater Management Plan):** Benn Sherman, Uxbridge Director of Public Works, introduced Marc Drainville of GHD to provide the Board with a 15 minute presentation (presentation on file in the Planning office). Most notably, Mr. Drainville alerted the Board that Uxbridge needs to come into compliance with the EPA wastewater treatment facility discharge permit. The EPA issues a permit, allowing 5 years to come into compliance. Uxbridge is now in year 7. The Chair and Board thanked Mr. Drainville for his update. Mr. Sherman added that a CWMP Committee is being formed now, and he is looking for members. Interested residents should contact Mr. Sherman directly.

The Chair stated that he'd like to clarify why Cobbler's Knoll is going through a conservation design plan versus a straight forward plan with the maximum of lots that can be fit on the land with 300' frontage et cetera. Part of our conservation design development laws are such that when we have a large development, the Planning Board pushes the Applicant to a conservation design. That does not mean that the Applicant is given total freedom. The Chair wants residents to be aware of this as it's beneficial to all since as much terrain as possible can be saved and will remain undisturbed. At the same time, it encourages the developer to do so accordingly.



**PLANNING BOARD MEETING MINUTES
WEDNESDAY, JUNE 11, 2014**

I. PUBLIC HEARING(S):

1. **Cobbler's Knoll, Special Permit Decision (continued from May 28, 2014)** - The owner/applicant of record, FIKOW LLC, is seeking a Special Permit for an application for a preliminary subdivision plan approval. The property is located on 230 Chocolog Road and 255 Chocolog Road. The property has 60 proposed lots and is shown on the Town of Uxbridge Assessor's Map 39, Parcel 4254 and Map 44, Parcel 345. The undersigned's title to said land is derived from Patricia Turner and Nancy Turner Badger by deed dated February 7, 2014 and recorded in the Worcester District Registry of Deeds Book 52122, Page 321.

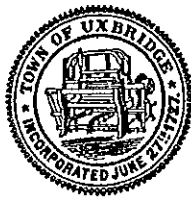
Steve O'Connell of Andrews Survey & Engineering, Inc., on behalf of the Applicant, FIKOW LLC, agreed with the Chair's opening comments, especially as subdivisions of eight (8) or more in the agricultural zone are required to follow this bylaw. Mr. O'Connell presented the Board with the ANRAD done by G&H as a good basis for wetland information and an updated Open Space Plan with the wetland overlay (on file in the Planning office) and commented that the wetlands have not substantially changed. Mr. O'Connell distributed an updated Yield Plan, with the wetlands overlay (on file in the Planning office), and commented that even a substantial change would not impact the Plan. The preference of the Applicant is an Open Space Plan with 58 lots, and not to touch the endangered species area. Mr. O'Connell spoke to the updated Open Space Plan that shows a house, well, and leech field on each parcel with the required 100 foot radius. At the Chair's request, Mr. O'Connell explained the hand written notes on the ANRAD: "DH no refusal" (Deep Hole testing showed water), "10 MPI" (minutes per inch water moves thru soil), and "GW found at 28" (Ground Water). The Board expressed concern about the bottom left corner lot on the yield plan, showing a step ledge and the upper left hand corner lots, showing a steep incline and wetlands. Mr. O'Connell stated that the Applicant doesn't want to build on that lot, but also to keep in mind that it is a 4+ acre lot with buildable area. The Chair expressed interest in the Board, along with Kristin Black, Town of Uxbridge Conservation Agent, walking the site with Mr. O'Connell, specifically the area of lots 18 & 19. Mr. O'Connell explained the MA DEP aggregate loading regulation.

The Chair opened the Public Hearing to comments from abutters, noting that each speaker had a 5 minute limit. Having just received a new package from Mr. Healy, that, as previously, would be addressed more fully at the next meeting (on file in the Planning office). Abutters/Neighbors expressed the following new concerns: the duration of the ANRAD, a certified stamped wetlands delineation plan, an existing conditions plan, potential future well contamination, definition of extraordinary engineering measures, a site visit by the Planning Board, lack of understanding the Planning Board processes, development timing of lots, existence of growth management bylaw, and potential seasonal variables for testing,

Abutters/Neighbors newly asked that the Board: slow down and not capitulate to developers.

The Chair asked residents look at the Mountain View and Down East subdivisions as examples of extraordinary engineering measures. In the case of Mountain View, the Board told the Applicant that it would not be a public road due to the incline. Mr. Desruisseaux reiterated that the Applicant is required to have studies done, such as traffic which includes sight distance, as part of the Subdivision Definitive Plan application. That information is given to the town engineers who determine what might require mitigation. The subdivision approval process continues as a public process.

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WEDNESDAY, JUNE 11, 2014**

MOTION: I, Mr. Desruisseaux, move that the Planning Board continue the hearing to the next meeting, June 25, 2014. Seconded by Mr. Petrillo, the motion carried unanimously.

VI. ANY OTHER BUSINESS, which may lawfully come before the Board:

- 1. ANR: 120 Chapin Street:** Steve O'Connell represented the Applicants, Maureen Trettel and Sheila Grady. The Board reviewed the materials submitted and had no questions. **MOTION: I, Mr. Petrillo, move that the Planning Board endorse the ANR for 120 Chapin Street and endorse the mylar. Seconded by Mr. Smith, the motion carried unanimously.**

III. SUBDIVISION RULES AND REGULATIONS: The Chair and Board members asked to revisit workshop meetings in mid-July.

IV. MINUTES/MAIL/INVOICES: 05/28/14 Meeting Minutes - MOTION: I, Mr. Desruisseaux, move that the Planning Board approve the 05/28/14 Meeting Minutes as written. Seconded by Mr. Smith, the motion carried unanimously.

At 9:12pm, MOTION by Mr. Desruisseaux to adjourn the meeting. Seconded by Mr. Petrillo, the motion carried unanimously.

Respectfully submitted,
Beth A Pitman
Planning Board Admin


Joseph Leonardo, Chairman


James Smith, Vice-Chair


Barry Desruisseaux, Clerk


Daniel Antonellis, Member


Peter Petrillo, Member


Date